

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**THE GROVES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Groves Community Development District was held on Tuesday, October 11, 2022, at 10:00 a.m., at The Groves Civic Center, located at 7924 Melogold Circle, Land O' Lakes, FL 33637.

Present and constituting a quorum:

Bill Boutin	Board Supervisor, Chairman
Richard Loar	Board Supervisor, Vice Chairman
Jimmy Allison	Board Supervisor, Assistant Secretary
Christina Cunningham	Board Supervisor, Assistant Secretary
James Nearey	Board Supervisor, Assistant Secretary

Also present were:

Gregory Cox	District Manager, Rizzetta & Co, Inc.
Dana Collier	District Counsel, Straley, Robin & Vericker
Amy Wall	Operations Manager
Maura Lear	Facilities Manager

Audience Members	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox opened the meeting at 10:01 a.m. and explained that it was a continuation of the meeting that was opened on October 4, 2022, which was opened and continued to this time and date.

The meeting roll call was held and all Board members were present for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present at the meeting joined in the Pledge of Allegiance.

THIRD ORDER OF BUSINESS**Audience Comments**

At the request of the Chairman, Mr. Nearey provided an update of the status of the "floating island" that was behind the homes on Trovita. There was discussion regarding that the Board would be taking action to have the floating island of vegetation treated and removed.

Ms. Wall provided an update regarding the RV storage lot and informed the Board that cameras were being installed.

The Board received comments from the audience on a variety of topics including additional comments regarding the "floating island"; the damaged fence behind the RV storage lot; the upcoming Fireman's Festival; property needing maintenance behind 8135 Sanguinelli Road; Back 9 Bistro restaurant service and contract renewal; thank you comments to Jim Nearey and Maura Lear for the flu shots from Publix; and the construction crew at Publix and the thefts at the RV storage lot.

FOURTH ORDER OF BUSINESS**Public Hearing on Proposed Amenity Policies and Procedures**

The Board opened and closed a public hearing regarding changes being considered to the facilities rental policy.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to open a public hearing on the proposed amenities policies and procedures, for The Groves CDD.

There were no public comments.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to close the public hearing on the proposed amenities policies and procedures, for The Groves CDD.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2023-01,
Adopting Updated Policy and Fee
Schedule**

The Board members discussed the proposed policy changes that had been prepared. Several amendments were discussed and added to the draft policy.

The Board received additional comments from the audience regarding the recent changes considered by the Board for the amenity policy.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board approved, with a vote of 4-1, with Mr. Boutin voting no, to adopt Resolution 2023-01, Adopting Policy and Fee Schedule, for The Groves CDD.

SIXTH ORDER OF BUSINESS

**Consideration of EGIS Insurance
Proposal FY 2022-2023**

Mr. Cox presented the EGIS insurance policy proposal for the District for fiscal year 2022-2023.

He explained that due to the timing of the receipt of the proposed policy, the Chairman had previously approved the proposed policy and now the Board needed to consider ratification of that action.

Mr. Boutin explained that the cost of the policy was below the amount that had been budgeted. Mr. Cox explained that the list of CDD owned assets in the itemized list in the policy was being reviewed and updated. Ms. Cunningham noted that the swimming pool lighting was not reflected in the itemized list and requested that staff research that issue.

On a motion from Mr. Loar, seconded by Mr. Allison, the Board members unanimously approved to ratify the Chairman's approval of the EGIS Insurance Policy for The Groves CDD, for fiscal year 2022-2023, for The Groves CDD.

SEVENTH ORDER OF BUSINESS

**Consideration of Lanai Acoustics
Panels Proposals**

The Board reviewed and discussed the Coleman Interiors Inc. proposal for an acoustic ceiling in the lanai for \$3,200 and agreed to proceed to approve it.

On a motion from Mr. Loar, seconded by Ms. Cunningham, the Board unanimously approved the Coleman Interiors ceiling tiles for \$3,200, for The Groves CDD.

EIGHTH ORDER OF BUSINESS

**Consideration of LLS Tax Solutions
Letter of Engagement**

On a motion from Mr. Loar, seconded by Mr. Allison, the Board unanimously approved a Letter of Engagement with LLS Tax Solutions, Inc. for Arbitrage Calculations for three years, for The Groves CDD.

NINTH ORDER OF BUSINESS**Consideration of Rizzetta Landscape
Inspection Services Proposal**

On a motion from Mr. Boutin, seconded by Mr. Nearey, the Board unanimously voted not to approve a proposal from Rizzetta & Company, Inc. for landscape inspection services, for The Groves CDD.

TENTH ORDER OF BUSINESS**Consideration of Steadfast Proposal
for Rim Ditch 19 Cleanout and Pepper
Removal**

The Board considered a proposal from Steadfast Environmental, LLC, for Brazilian Pepper and other vegetation removal where Cleopatra meets Eustis plus the installation of sod along ditch cleanout at lower Eustis, for \$10,535.

During the discussion, the Board members indicated that the next step would be to establish a maintenance program for the cleaned-out areas.

On a motion from Mr. Nearey, seconded by Mr. Allison, the Board unanimously approved a Steadfast Environmental, LLC proposal for Brazilian Pepper and other vegetation removal where Cleopatra meets Eustis plus the installation of sod along ditch cleanout at lower Eustis, for \$10,535, for The Groves CDD.

ELEVENTH ORDER OF BUSINESS**Update on Irrigation Renovation
Project – Mr. Loar**

Mr. Loar provided the Board with an update of the on-going irrigation project. He explained that the HOA will be gathering information regarding valve information to put into the irrigation software system. He explained some of the process that will be on-going to determine the components of the system. He noted the next meeting would be in the December 2022 timeframe.

TWELFTH ORDER OF BUSINESS**Update on B9B Contract Renewal**

Ms. Collier provided an update of the status of the amendment to the Back 9 Bistro contract for restaurant operations. She explained the effort to “clean up” the current contract language to try to bring it in line with how the restaurant it is operating currently. The Board members discussed at length the current operations of the restaurant and the views of how it should operate going forward.

The Board received several requests from Ms. Simone Tolley regarding items she would like to see changed in the amendment to the agreement and the Board took up each of the changes and made decisions on each which Ms. Collier would then build into the draft agreement.

Supervisor Loar departed the meeting at 1:00 p.m.

A motion from Ms. Cunningham to maintain the monthly restaurant lease rate at \$500 per month did not receive a second.

A motion from Mr. Nearey to change the monthly restaurant lease rate to \$400 per month did not receive a second.

On a motion from Mr. Allison, seconded by Mr. Nearey, the Board approved with a 3-1 vote, with Ms. Cunningham voting no, to change the contractual monthly restaurant lease fee to \$300, for The Groves CDD.

The Board considered additional requests from Ms. Tolley regarding the agreement and agreed to change the required opening time to 8:00 a.m. from 7:00 a.m.; and to continue to evaluate the lanai use procedures and the responsibility to maintain equipment in the restaurant.

The Board did not take any action to change Ms. Cunningham as the Supervisor assigned oversight of the restaurant operations for the Board, as was requested by Ms. Tolley.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There was no District Counsel update information provided from Ms. Collier.

B. District Engineer

Mr. Cox provided information provided by Stephen Brletic for his District Engineer update. Mr. Boutin requested that Mr. Brletic research the tree removal issue by Culvers Restaurant to see what action the Board should require of them.

C. Aquatics Report - Steadfast

The Board reviewed the September waterway and canal reports provided by Steadfast Environmental. Mr. Boutin provided an update of the rim ditch clearing status and provided an update of the plan to introduce Sonar to areas to eliminate vegetation. Mr. Boutin requested staff to invite representatives from Steadfast to attend the next CDD meeting.

D. Client Relations Update

Mr. Cox provided a Rizzetta Client Relations update regarding the current status of the transition to the new accounting system.

E. Operations Manager

The Board received a Clubhouse Manager report for September from Ms. Wall.

F. District Manager

Mr. Cox presented the District Manager update to the Board. He noted that the next CDD regular meeting was scheduled for November 1, 2022 at 6:30 p.m. He presented the Campus Suites 3rd Quarter Website Audit Report to

the Board and Ms. Cunningham noted that these reports were no longer required to be presented to the Board at these meetings.

FOURTEENTH ORDER OF BUSINESS**Consideration of Minutes of the Board of Supervisors' Meeting held on September 6, 2022**

The Board reviewed and made various amendments to the minutes of the September 6, 2022 Board of Supervisors CDD meeting.

On a motion from Ms. Cunningham, seconded by Mr. Boutin, the Board members unanimously approved (4-0) the minutes of the September 6, 2022, Board of Supervisors' meeting, as amended, for The Groves CDD.

FIFTEENTH ORDER OF BUSINESS**Consideration of Operations and Maintenance Expenditures for August 2022**

Mr. Cox presented the August Operations and Maintenance Report to the Board which totaled \$119,837.37. Ms. Cunningham requested staff to investigate the following items: Campus Suite \$378.75 invoice; Campus Suite contract date; the various Central Pest Control invoices; Fabian invoice; Mood Media invoice; and the Rizzetta recruiting invoice.

On a motion from Mr. Nearey, seconded by Mr. Boutin, the Board unanimously approved to receive and file the August 2022 Operations and Maintenance Report, for The Groves CDD.

SIXTEENTH ORDER OF BUSINESS**Supervisor Requests**

There were no additional Supervisor Comments provided.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On a motion from Mr. Nearey, seconded by Mr. Allison, the Board members unanimously approved (4-0) to adjourn the Board meeting at 1:52 p.m., for The Groves CDD.


Secretary/Assistant Secretary


Chairman/Vice Chairman